

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
August 7, 2013**

President Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Josh Gunselman took roll call as follows:

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Brad Schnarr, Vice Chairman	-Present	Bob Cook	-Present
Josh Gunselman, Secretary	-Present	Darla Blazey, Director of Community Development / Planning	-Present
		Renee Kabrick, City Attorney	-Present

PLEDGE OF ALLEGIANCE

President Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the July 3, 2013 Regular Meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Bob Cook seconded it. Motion carried 5-0.

STATEMENT

President Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Application of Eric Curtis for a variance to build an accessory building within 55 feet of the front yard (Section 16.02.130) (Setback Requirements)

Eric Curtis, of 824 W. 13th Street, was present to request a variance for a 20 ft. x 14 ft. accessory building to be erected within 55 feet of his front yard along Emily Street. The City's ordinance requires 60 feet. The residence is located on a corner lot; therefore, both Emily and 13th Streets are considered front yards. The building will have a porch on the front with wood siding and a shingled roof to match the house.

There were no remonstrators present. Following some discussion, Randy Mehringer made a motion to close the public hearing. Vice Chairman Schnarr seconded it, and the motion carried 5-0.

Vice Chairman Schnarr made a motion to grant a variance to build an accessory building within 55 feet of the front yard (Emily Street). Randy Mehringer seconded it. Motion carried 5-0.

Application of Access Storage Now, LLC for a variance to allow construction of an approximate 8' x 7' x 10' self-service kiosk eight feet (8') beyond the St. Charles Street right-of-way and within the front building setback line (Section 16.02.120) (Lot and Yard Requirements)

Chris and Scott Tretter, of Access Storage Now, LLC, were present to request a variance allowing construction of a self-service kiosk to be placed eight feet beyond the St. Charles Street right-of-way and within the front building setback line of their property located at 400 S. St. Charles Street. Access Storage Now operates self-service storage units at the proposed site. The kiosk would be placed on the property and be used by customers to rent the units.

Chris Tretter brought to the Board's attention that an encroachment agreement was approved by the Board of Public Works to place the kiosk in the easement, along with part of the fence the company plans to install around the property. By installing the kiosk, the company will be able to provide convenience, safety and security for its customers and the general public.

Some discussion followed. With no remonstrators present, Bob Cook made a motion to close the public hearing. Secretary Gunselman seconded it. Motion carried 5-0.

Secretary Gunselman made a motion to grant a variance to allow a self-service kiosk to be located eight feet beyond the St. Charles Street right-of-way and within the front building setback line (Section 16.02.120 (Lot and Yard Requirements)). Bob Cook seconded it. Motion carried 5-0.

Application of Jeffrey M. Bawel for a variance to allow an accessory building (Section 16.07.020(1) (Accessory Use of Structure) on a vacant parcel without a primary residence, a variance from the street frontage requirement (Section 16.02.120)(10) (Lot and Yard Requirements) for a proposed accessory building and a variance to allow a ten foot (10') height variation from Section 16.02.140 (Height Regulations) on a proposed accessory building

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Jeffrey Bawel to request a variance to place an accessory building on a parcel of land adjacent to his property at 110 N. Skyview Drive. Mr. Bawel is also seeking a variance to build without any road frontage. Access to the proposed building would be from Bawel's residential property, just north of the site. The proposed building measures 60ft. x 40ft. and 26 feet in height; therefore, Mr. Bawel is requesting a third variance; for height. The City's ordinance allows a maximum of 16 feet.

Some board members voiced concerns in regards to the building setting on a separate lot without frontage so close to Skyview Drive. Randy Mehringer said although most of the property around the proposed parcel is cultivated field, in 20 years it may very well be developed. Vice Chairman Schnarr suggested that the petitioner not construct the building too close to the property line in the event Skyview Drive is extended sometime in the future.

With no remonstrators present, Bob Cook made a motion to close the public hearing. Secretary Gunselman seconded it, and the motion carried 5-0.

Bob Cook made a motion to grant a variance to allow an accessory building on a parcel without a primary residence at 110 N. Skyview Drive (Section 16.07.020(1) (Accessory Use of Structure)). Vice Chairman Schnarr seconded it, and the motion carried 5-0.

Bob Cook made a motion to grant a variance from Section 16.04.120 (Height Regulations) to allow an accessory building with the height not to exceed 26 feet. Vice Chairman Schnarr seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a variance from the street frontage requirement (Section 16.02.120)(10) (Lot and Yard Requirements) for a proposed accessory building to be constructed no less than 93 feet from the west boundary line. Vice Chairman Schnarr seconded it, and the motion carried 5-0.

Application of Stens, LLC for a variance from Section 16.035.030(11) (Directional Signage-Size and Directional Information)

Attorney Eric Schue, of Bingham, Greenebaum Doll was present on behalf of Stens, LLC to request a variance to erect three six square feet directional signs with the company's name and logo on the signs. The property is located at 1919 Hospitality Drive. Attorney Schue explained that, logistically, the signs are needed to help with traffic flow for the vendors and employees in directing them to the appropriate area of the building.

There were no remonstrators present. Following some discussion, Randy Mehringer made a motion to close the public hearing. Bob Cook seconded it, and the motion carried 5-0.

Randy Mehringer made a motion to grant a variance from Section 16.035.030(11) (Directional Signage-Size and Directional Information) to allow three directional signs, each measuring six square feet, along with the company's name and logo on the signs. Bob Cook seconded it, and the motion carried 5-0.

Zoning and Subdivision Control Ordinances update

Darla Blazey, Director of Community Development and Planning, informed the Board that interviews are scheduled for August 15, 2013 with three selected firms interested in working with the City to update the Zoning and Subdivision Control Ordinances.

ADJOURNMENT

With no further discussion, Bob Cook made a motion to adjourn the meeting, seconded by Secretary Gunselman Motion carried 5-0, and the meeting was adjourned at 7:40 p.m.

Jerry Uebelhor, Chairman

Josh Gunselman, Secretary

Kathy M. Pfister, Recording Secretary